





# APPLICATION FORM

## CALIFORNIA READING AND LITERACY IMPROVEMENT AND PUBLIC LIBRARY CONSTRUCTION AND RENOVATION BOND ACT OF 2000 FUNDS

Administered by the California State Library, Office of Library Construction

The applicant local jurisdiction, pursuant to the Education Code, Title 1, Division 1, Part 11, Chapter 12, Articles 1-3, sections 19985-20011 and Title 5, Division 2, Chapter 3, sections 20430-20444 of the California Code of Regulations, hereby makes application for a state matching grant for the construction or remodeling of the public library facility described herein and in all supporting documents:

### APPLICATION FORM INSTRUCTIONS:

-  Limit comments throughout the entire form to the space provided unless otherwise stated.
-  Single space responses, limiting type size to no smaller than 11 points if using a computer, or 12 pitch (elite) if a typewriter is used.
-  Attachments shall not be accepted unless required by regulation or called for in the application form.
-  Applicants shall submit a completed Application Form and six additional copies of the form.

(See section 20440 for complete application submittal requirements)

## PROJECT IDENTIFICATION

1. Official Name of Project: > MURRIETA PUBLIC LIBRARY

2. Type of Applicant Jurisdiction: > (Check one only)

City: ☒ County: ☐ City/County: ☐ District: ☐

3. Grant Applicant Name: > CITY OF MURRIETA

*Legal name of jurisdiction that will own building*

*(For multipurpose projects, list the legal name of the jurisdictions that will own the public library portion of the multipurpose building.)*

4. Authorized Official of the Applicant Jurisdiction: > RICHARD D. OSTLING

*Mayor, Chairperson of Board of Supervisors, Head of Special District, authorized to sign the application*

Title: > MAYOR

Phone: > 909-461-6018

E-mail: > [council@murrieta.org](mailto:council@murrieta.org)

Address: > 26442 BECKMAN COURT  
MURRIETA, CA 92562

5. Project Coordinator: > LORI MOSS

*Name of individual who will have administrative control over the project for the applicant local jurisdiction*

Title: > ASSISTANT CITY MANAGER

Phone: > 909-461-6010

E-mail: > [lmoss@murrieta.org](mailto:lmoss@murrieta.org)

Address: > 26442 BECKMAN COURT  
MURRIETA, CA 92562

6. Alternate Project Contact Person: > DENNIS BLUNDELL

*If the project coordinator is unavailable, the contact person shall be authorized to act in the capacity of the project coordinator.*

Title: > BUILDING & SAFETY MANAGER Phone: > 909-461-6055  
E-mail: > [dblundell@murrieta.org](mailto:dblundell@murrieta.org)  
Address: > 26442 BECKMAN COURT  
MURRIETA, CA 92562

7. Head of Planning Department: > JIM MACKENZIE

*(For the applicant jurisdiction, if applicable. Special Districts are exempt.)*

Title: > PLANNING MANAGER Phone: > 909-461-6065  
E-mail: > [jmackenzie@murrieta.org](mailto:jmackenzie@murrieta.org)  
Address: > 26442 BECKMAN COURT  
MURRIETA, CA 92562

8. Head of Public Works or General Services Department: > JIM KINLEY

*If Applicable: Head of Public Works or General Services Department for the applicant jurisdiction. Special Districts are exempt.*

Title: > CITY ENGINEER Phone: > 909-461-6077  
E-mail: > [jkinley@murrieta.org](mailto:jkinley@murrieta.org)  
Address: > 26442 BECKMAN COURT  
MURRIETA, CA 92562

9. Operating Library Jurisdiction: > MURRIETA PUBLIC LIBRARY

*Legal name of library that will operate the public library.*

10. Library Director Name: > DIANE R. SATCHWELL

*Public library director for the library jurisdiction that will operate the public library.*

Title: > CITY LIBRARIAN Phone: > 909-461-6130  
E-mail: > [dsatchwell@murrieta.org](mailto:dsatchwell@murrieta.org)  
Address: > 39589 LOS ALAMOS ROAD  
MURRIETA, CA 92563

11. Alternate Library Contact Person: > KRIS SHOWALTER

*If the library director is unavailable, the contact person shall be authorized to act in the capacity of the library director.*

Title: > SECRETARY Phone: > 909-461-6133  
E-mail: > [kshowalter@murrieta.org](mailto:kshowalter@murrieta.org)  
Address: > 39589 LOS ALAMOS ROAD  
MURRIETA, CA 92563

12. Library Building Program Consultant: > N/A

*(If applicable)*

Title: > Phone: >  
E-mail: >  
Address: >

**13. Technology Planning Consultant** > TOM ARONSON, CITY OF MURRIETA  
*(If applicable)*

Title: > INFORMATION SYSTEMS ADMINISTRATOR Phone: > 909-461-6025

E-mail: > [taronson@murrieta.org](mailto:taronson@murrieta.org)

Address: > 26442 BECKMAN COURT  
MURRIETA, CA 92562

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**14. Project Architect:** > GORDON R. CARRIER, CARRIER JOHNSON License # > C19621 (CA)  
*Providing construction budget estimate and/or conceptual plans.*

Title: > PRINCIPAL Phone: > 619-239-2353

E-mail: > [grc@carrierjohnson.com](mailto:grc@carrierjohnson.com)

Address: > 1301 THIRD AVENUE  
SAN DIEGO, CA 92101

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**15. Project Manager:** > IAN M. GILL, HIGHLAND PARTNERSHIP, INC.  
*(If applicable)*

Title: > PRINCIPAL Phone: > 619-498-2900

E-mail: > [img@highlandpartnership.com](mailto:img@highlandpartnership.com)

Address: > 28 BAY BOULEVARD  
CHULA VISTA, CA 91910

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**16. Construction Manager:** > J. DAVID GARDNER, JR., HIGHLAND PARTNERSHIP, INC.  
*(If applicable)*

Title: > CONSTRUCTION MANAGER Phone: > 619-498-2900

E-mail: > [djg@highlandpartnership.com](mailto:djg@highlandpartnership.com)

Address: > 285 BAY BOULEVARD  
CHULA VISTA, CA 91910

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**17. Construction Cost Estimator:** > DAVID A. WELSHANS, HIGHLAND PARTNERSHIP, INC.  
*(If applicable)*

Title: > VICE PRESIDENT Phone: > 619-498-2900

E-mail: > [daw@highlandpartnership.com](mailto:daw@highlandpartnership.com)

Address: > 285 BAY BOULEVARD  
CHULA VISTA, CA 91910

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**18. Hazardous Materials Consultant:** > N / A  
*(If applicable)*

Title: > \_\_\_\_\_ Phone: > \_\_\_\_\_

E-mail: > \_\_\_\_\_

Address: > \_\_\_\_\_  
 \_\_\_\_\_

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**19. Project Interior Designer:** > GORDON R. CARRIER, CARRIER JOHNSON  
*(If applicable)*

Title: > PRINCIPAL Phone: > 619-239-2353

E-mail: > [grc@carrierjohnson.com](mailto:grc@carrierjohnson.com)

Address: > 1301 THIRD AVENUE  
SAN DIEGO, CA 92101

## TYPE OF PROJECT

### *New Public Library Building*

1. Construction of a New Public Library Building
2. Conversion of an Existing Building into a New Public Library Building
3. Conversion and Expansion of an Existing Building into a New Public Library Building

#### Gross Total Project Square Footage

> \_\_\_\_\_ 24,951 SF

> \_\_\_\_\_ 0 SF

> \_\_\_\_\_ SF

(Include both new & remodeled square footage.)

| <u>Gross Square Footage</u> |              |
|-----------------------------|--------------|
| Remodeling:                 | > _____ 0 SF |
| Expansion:                  | > _____ 0 SF |

Priority:

|  |
|--|
| <input checked="" type="checkbox"/> <u>First Priority "Joint Use"</u>                                      |
| <div><input type="checkbox"/> Co-Location Joint Use</div>  |
| <input checked="" type="checkbox"/> Joint Venture Joint Use  |
| <div><input checked="" type="checkbox"/> Computer Center</div>   |
| <input type="checkbox"/> Family Literacy Center  |
| <input type="checkbox"/> Homework Center   |
| <input type="checkbox"/> Other similar collaborative library services with direct benefit to K-12 students |
| Specify: > _____   |
| <div><input type="checkbox"/> Shared Electronic/Telecommunications</div>                                   |
| <input type="checkbox"/> Subject Specialty Center  |
| <input type="checkbox"/> Career Center   |
| <input type="checkbox"/> <u>Second Priority "All Others"</u>   |

### *Existing Public Library Building*

4. Remodeling an Existing Public Library Building
5. Remodeling and Expansion of an Existing Public Library Building

#### Gross Total Project Square Footage

> \_\_\_\_\_ 0 SF

> \_\_\_\_\_ SF

(Include both new & remodeled square footage.)

| <u>Gross Square Footage</u> |              |
|-----------------------------|--------------|
| Remodeling:                 | > _____ 0 SF |
| Expansion:                  | > _____ 0 SF |

☐ First Priority

A public library project in the attendance area of a public school that has inadequate infrastructure to support access to computers and other educational technology.

"Inadequate infrastructure" is defined as an incoming telecommunication connection to a school building of equal to or less than 512 thousand bits per second (512K bps)

Name of Public School: > N / A

☐ Second Priority "All Others"

### *Field Act Applicability (Joint use projects only)*

6. Is the project subject to the Field Act?

> YES ☐ NO ☒

## Multipurpose Buildings *(Multipurpose Building Projects Only)*

Is the project a Multipurpose Building?

>

YES ☐ NO ☒

*(A multipurpose building is a multi-occupant facility, part of which is a public library and part of which is used for other purposes.)*

### Types of Multipurpose Building Uses & Square Footage Allocations

| Space Use  | SQ FT   | %  |
|--|---|--|
| 1. Dedicated to Public Library Use<br><i>(Including Public Library / School Library Use, if Joint Use Project)</i> | > _____ SF  | 0<br><i>Line 1 SF divided by<br/>(Line 1 SF + Line 3 SF)</i> |
| 2. Dedicated to "Other" Uses   | <u>SQ FT</u>  |  |
| A. Specify > N / A _____   | _____ SF  |  |
| B. Specify > N / A _____   | _____ SF  |  |
| C. Specify > N / A _____   | _____ SF  |  |
| D. Specify > N / A _____   | _____ SF  |  |
| E. Specify > N / A _____   | _____ SF  |  |
| F. Specify > N / A _____   | _____ SF  |  |
| G. Specify > N / A _____   | _____ SF  |  |
| H. Specify > N / A _____   | _____ SF  |  |
| 3. Subtotal: Dedicated to "Other" Uses   | > _____ SF<br><i>Add Lines 2A SF<br/>thru 2H SF</i>   | 0<br><i>Line 3 SF divided by<br/>(Line 1 SF + Line 3 SF)</i> |
| 4. Common Areas <sup>1</sup>   |   |  |
| 5. Subtotal: Total of Common Areas <sup>1</sup>  | > _____ SF<br><i>Must equal Line 6 SF + Line 7 SF</i> |  |
|  | <u>SQ FT</u>  |  |
| 6. Public Library Pro Rata Share of Common Areas <sup>1</sup>  | > _____ SF<br><i>Line 5 SF x<br/>% in Line 1</i>      |  |
| 7. "Other" Uses Pro Rata Share of Common Areas <sup>1</sup>  | > _____ SF<br><i>Line 5 SF x<br/>% in Line 3</i>      |  |
| 8. TOTAL MULTIPURPOSE BUILDING SQUARE FOOTAGE  | > _____ SF<br><i>Add Lines 1SF, 3 SF, &amp; 5 SF</i>  |  |
| 9. SF ATTRIBUTABLE TO PUBLIC LIBRARY USE   | > _____ SF<br><i>Line 1 SF + Line 6 SF</i>            |  |

<sup>1</sup> "Common Areas" are those areas of a multi-occupant building that are shared by all occupants, such as lobbies, vestibules, mechanical rooms, restrooms, custodial areas, delivery, shipping and receiving areas, loading docks, kitchenettes, auditoriums, meeting rooms, conference rooms, and storage areas that are used by all parties of a multipurpose building.

# PROJECT PLANNING INFORMATION

## Population Growth

When providing the 1980, 2000, and 2020 population figures below, the applicant shall count only those residents:

- (a) Within the official boundaries of the applicant jurisdiction, and
- (b) Within the service area of the proposed project, but
- (c) Exclude all people living within the boundaries of other special district, county, or city public library service areas, for which there is no public library service contract with the applicant.

### All Projects:

1. *Public library project's service area 1980 population:* > 2,255
2. *Source:* > U.S. CENSUS DATA FOR RIVERSIDE COUNTY, CALIFORNIA
3. *Population Percentage Change from 1980 to 2000:* > 1864%
4. *Public library project's service area 2000 population:* > 44,282
5. *Source:* > U.S. CENSUS DATA FOR RIVERSIDE COUNTY, CALIFORNIA
6. *Population Percentage Change from 2000 to 2020:* > 108%
7. *Public library project's service area 2020 population:* > 92,000
8. *Source:* > CITY OF MURRIETA - GENERAL PLAN: POTENTIAL BUILD-OUT

### Joint Use Projects (Both Co-location & Joint Venture Projects):

9. *Project's public school attendance area(s) 1980 student population:* > 375
10. *Source:* > DISTRICT HISTORICAL DOCUMENT
11. *Population Percentage Change from 1980 to 2000:* > 3199%
12. *Project's public school attendance area(s) 2000 student population:* > 12,373
13. *Source:* > DISTRICT RECORDS
14. *Population Percentage Change from 2000 to 2020:* > 98%
15. *Project's public school attendance area(s) 2020 student population:* > 24,548
16. *Source:* > BOARD OF EDUCATION PROJECTION REPORT

## Existing Library Facility Square Footage

### *Existing Public Library:*

1. The current gross square footage of the existing public library(s) being replaced is:

> \_\_\_\_\_ 0 SF  
*If no existing public library facility, enter "0."*

### *Existing School Library: (Co-located Projects Only)*

2. The current gross square footage of the existing school library(s) being replaced is:

> \_\_\_\_\_ 0 SF  
*If no existing school library facility, enter "0."*

## Library Facilities Master Plan

Describe the relationship of the proposed project to other existing or planned library facilities for the jurisdiction.

The City of Murrieta, one of the fastest growing new cities in California, is in dire need of a public library. The only local library services available to Murrieta residents are provided in a temporarily leased building with limited capacity. As part of an ongoing effort by City leaders to involve residents in their planning process, a recent meeting of Murrieta residents was held on March 5, 2003 to discuss the library needs of the community. Various stakeholder community groups attended the meeting, including Senior Citizens, Friends of the Library, and a City Council member. Murrieta residents expressed frustration with the lack of an adequately designed, full service library. An informal poll of the meeting's participants indicated that 40% of the time, they drive beyond the City limits to visit another library because they know that they won't be able to find what they need at the temporary facility. This is not a viable solution for those segments of the community that lack the means to travel to another facility. The Community Needs Assessment completed for this grant application reveals that the community as a whole views a new library as an essential component of City-provided services.

The proposed project is the first full service permanent public library within the City of Murrieta's jurisdiction, and although there is no specific Master Plan for library facilities, the community has articulated the needs of such a facility in other planning documents. The Historic Murrieta Specific Plan is an outgrowth of the City's General Plan and a tool for implementing the General Plan's goals and policies; it incorporates the City's intent to build a public library. The purpose of the Specific Plan (which was adopted on October 3, 2000 and later amended on March 20, 2001) is to provide a clear vision for future development within the area over the next 10 to 15 years.

The Specific Plan outlines the future of the Town Square (Downtown) along with the activities and services provided therein as the governmental and cultural headquarters of the City. The plan, which includes building a library, also accommodates a variety of businesses, residences and government services in an attractive environment that creates a strong sense of individual identity within the larger community. The new road rights-of-way provide improved, safer opportunities for pedestrian, bicyclists and equestrian paths through the Town Square. At the center of this development is the new City Hall and Library complex. The Specific Plan provides a foundation for achieving the "vision" that residents and City leaders hope to accomplish, including the building of a full service public library. The proposed library facility and the selected site will also be able to accommodate expansion for future growth of the City.

## Age of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

### All Projects

1. When was the existing public library building(s) that will be replaced or improved built?

>     N / A     Year  
If no existing public library facility, enter "N / A"

*If proposed project will replace more than one building, list the oldest of the buildings.*

### Co-Located Joint Use Projects Only

In addition to the information listed above:

2. When was the existing school library building(s) that will be replaced or improved built?

>     N / A     Year  
If no existing school library facility, enter "N / A"

*If proposed project will replace more than one building, list the oldest of the buildings.*

## Condition of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

### All Projects

3. When was the most recent structural<sup>1</sup> renovation or expansion of the existing public library building(s) that is to be replaced or improved by the proposed project?

>     N / A     Year  
If no existing public library facility, enter "N / A"

*If proposed project will replace more than one building, list the oldest of the buildings.*

### Co-Located Projects Only

In addition to the information listed above:

4. When was the most recent structural<sup>1</sup> renovation or expansion of the existing school library building(s) that is to be replaced or improved by the proposed project?

>     N / A     Year  
If no existing school library facility, enter "N / A"

*If proposed project will replace more than one building, list the oldest of the buildings.*

<sup>1</sup> Pertaining to the load bearing elements of the building



# SITE INFORMATION

## Ownership and Availability

### Site

1. Is the library site currently owned by the applicant?

Yes ☒ No ☐

2. Will the library site be owned by the applicant?

Yes ☒ No ☐

3. Will the library site be leased by the applicant?

Yes ☐ No ☒

4. If the library site will be leased, provide the name of the owner: > N / A

5. Was the site acquired with funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998"?

*[See Education Code section 19995(c)]*

Yes ☐ No ☒

6. Is the site currently dedicated to the operation of a public library?

Yes ☐ No ☒

### Building *(For Conversion Projects Only)*

7. Is the building to be converted currently owned by the applicant?

Yes ☐ No ☒

8. Will the building be owned by the applicant?

Yes ☐ No ☒

## Title Considerations

### Site

9. Are there any exceptions to marketable record title?

Yes ☐ No ☒

### Building *(For Conversion Projects Only)*

10. Are there any exceptions to marketable record title?

Yes ☐ No ☒

## Appraisal

*(No appraisal is required if the value of the land or building will not be claimed as an eligible project cost or a local matching fund credit.)*

### Site

11. What is the appraised value of the library site?  
(or library portion of site, if multipurpose project)

> \$ 1,190,000

12. Does the appraiser have a State Certified General Real Estate Appraiser's License?

Yes ☒ No ☐

### Building *(For Conversion Projects Only)*

13. What is the appraised value of the building?  
(or library portion of site, if multipurpose project)

> \$ 0

14. Does the appraiser have a State Certified General Real Estate Appraiser's License?

Yes ☐ No ☐

## Site Use Potential

### *Accessibility*

Describe the accessibility of the proposed site for the residents in the library service area:

#### **Equal Access**

Discuss the site's accessibility to all parts of the library service area and its location in relationship to the geographic center of the library service area. Discuss any natural and artificial barriers that may impede access to the site.

The new library site is located approximately one mile southwest of the I-15 freeway and is adjacent to the Historic Murrieta downtown area that is considered the heart of the City. There are two major traffic arteries serving the site area, Kalmia Street and Jefferson Avenue. There are no barriers, natural or artificial, to impede public access to the site or the Library service area. Resident surveys outlined in the Library Needs Assessment expressed a desire for a centrally located library. As a result, the proposed Library will be centrally located within the new development, which, as a whole, is also easily accessible to residents and visitors.

The proposed site is centrally located to all public elementary, middle and high schools in the community. Most school children can easily walk or ride their bicycles to the facility. Seniors will also find the library facility conveniently located (the Senior Center is located right across from the proposed library), with planned public transit routes that will allow for easy access. In addition, the proximity of the proposed library to other government, retail and business services will allow for more efficient access to multiple uses. The site is situated in the geographic and demographic center of the City of Murrieta and will provide equal access to all library users.

#### **Public Transit Access**



Number of public transit stops located within 1/4 mile of site: > 1

If public transit is available in the library service area, describe the various public transit access opportunities for the site. If no public transit is available in the library service area, enter "No Public Transit Service."

There is currently one bus stop within a 1/4 mile of the proposed library site. As development of the Town Square is implemented public transit services will be modified to accommodate and provide for all transit services needs. These new transit routes will be operational for the opening of the proposed library. The projected main bus routes (2) will be located at the Town Square site, located immediately to the south of the proposed site, there will also be at least one additional stop located on the westside of the library. Current para transit service is available for seniors and the disabled population, and they will continue to serve the proposed library.

A bus pullout is planned for the midway point on Juniper Street, between Jefferson Avenue and Adams Avenue. The City of Murrieta is a member of the Joint Power Authority in conjunction with the Riverside Transit Agency (RTA). The RTA has projected public transit (bus) service every half hour during peak hours, and every hour during non-peak. Service will be provided seven days a week, with varying times on weekends and late night hours. The schedule will be finalized once the pullout is complete and the roadway is approved in conjunction with RTA.

## Pedestrian & Bicycle Access

Describe other access opportunities such as pedestrian walkways and bicycle paths. Discuss plans for amount and location of bicycle parking, including local ordinance requirements.

A Class I bike path (separated from street traffic) has been designed for the southerly side of Ivy and Kalmia Streets and will be implemented in conjunction with the building of the City Hall/Library complex. Portions of the rights-of-way for this facility have been obtained. The project is being completed along Kalmia Street from Jefferson Avenue to Adams Avenue. The Town Square overall project will have interior bicycle lanes to facilitate bicycle travel from the surrounding street system. The proposed library will be subject to the City of Murrieta Offstreet Parking Ordinance Section 16.34, which requires bicycle parking facilities as a percentage of the total number of vehicle parking spaces required.

Pedestrian sidewalks will be provided on all streets serving the proposed facility, including walkways within the Town Square "super block". The Historic Murrieta Specific Plan "will continue to expand the traditional town development pattern with a grid street design and urban land use intensities to support a pedestrian oriented population." Civic and institutional uses, as well as office uses, the public library, theatres and other cultural activities are planned for the area along with residential uses of sufficient density to provide a population base to support the pedestrian orientation of the area. Most school children can easily walk or ride their bicycles to the proposed facility from their schools.

## Automobile Access

Describe the site's accessibility by automobile for residents of the library service area. Take into consideration traffic, traffic systems, and availability of curb cuts.

The following General Plan, "Circulation Plan" streets, provides vehicular access to the library site:  
Jefferson Avenue adjacent to the easterly side of the Town Square, "super block" (a six lane arterial).  
Kalmia Street adjacent to the northerly side of the Town Square, "super block" (a six lane arterial).

Juniper Street and Adams Avenue serve the southwesterly sides of the "super block", respectively. No major traffic problems (i.e. commuter traffic jams) are anticipated at the proposed library facility.

Specific design considerations have been made to provide easy access from the surrounding arterial street system to the specific activity areas in the "super block". The site is also within 0.3 miles of the Kalmia Street / California Oaks Road / I-15 Interchange. This Interchange provides easy access to the site from the entire proposed service area, which is served by both the I-15 and I-215 freeways. The average drive time from existing residential areas is approximately three to fifteen minutes. Ample parking will be provided for patrons to add to the "automobile friendly" access. Curb cuts are provided with all new construction per ADA Specifications.

## Proximity to Major Thoroughfares

List the major arterial routes in the library service area with the most recent traffic counts (number of vehicles per day):

|      | <u>Street Name</u> | <u>Number of<br/>Blocks<br/>from Site</u> | <u>Traffic<br/>Count</u> | <u>Count<br/>Date</u> |
|------|--------------------|---|--------------------------|-----------------------|
| 1. > | Jefferson Avenue   | 0   | 9,400                    | May, 2001             |
| 2. > | Kalmia Street      | 0   | 17,400                   | May, 2001             |
| 3. > |                    |   |                          |                       |
| 4. > |                    |   |                          |                       |

### ***Library Automobile Parking***

1. Number of library parking spaces available off street, on library site..... > 86 spaces
2. Number of library parking spaces available off street, off library site..... > 0 spaces  
(within 500 feet of front door)
3. Number of parking spaces available on street..... > 0 spaces  
(within 500 feet of front door)
4. Total Number of Spaces Available for Library Parking..... > 86 spaces

### ***Zoning Requirements***

5. Number of on-site library parking spaces required by local zoning..... > 50 spaces
6. Was a zoning variance or waiver obtained for the project for parking?..... > Yes ☐ No ☒
7. If so, by how many spaces were the parking requirements reduced?..... > 0 spaces
8. Provide number of square feet per parking space as required by local zoning..... > 171 SF
9. If no local zoning requirement, provide the average number of square feet per parking space used in the project calculations..... > 0 SF

### ***Automobile Parking to Building Square Footage Ratio***

10. Calculate: 
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{27,776 \text{ SF}}{24,951 \text{ SF}} = 1.11 \text{ SF of Parking / 1 SF of Building}$$

Example: 
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{15,000 \text{ SF}}{10,000 \text{ SF}} = 1.50 \text{ SF of Parking / 1 SF of Building}$$

### ***Library Bicycle Parking***

11. Total Number of Spaces Available for on-site Library Bicycle Parking..... > 20 spaces

### ***Parking Rationale***

Describe the rationale behind the amount of parking that will be available for the project, including: (1) the location of the automobile parking (on-site or off-site), both within and beyond 500 feet of the library entrance; (2) local zoning requirements; (3) the availability of public transportation; (4) bicycle parking and bicycle and pedestrian paths; and (5) any other considerations impacting automobile parking requirements including, but not limited to, parking partnerships with shared use agreements.

Sufficient, safe on-site parking, conveniently located near the library's entrance, will be dedicated for library use to accommodate staff and patrons during all library hours. There will be 86 parking spaces directly in front of the Library entrance. Local zoning within the City of Murrieta Municipal Code requires one space for each 500 square feet of gross floor area, equating to 50 parking spaces. As such, the planned Library parking will exceed the City zoning and code requirements. There is also sufficient parking to accomodate expansion of the library as needed. Additional parking is available throughout the Town Square. Easy access to drive-through book drops has been included in the plan and emergency thorough fares are also planned.

In addition to the ample parking that will be available, the use of public transit will be encouraged with the addition of bus stops implemented for the library facility. Para transit is also currently available for seniors and disabled persons, and will continue for the new facility. The design for the Town Square where the library facility will be located includes walking and bicycle paths. Bicycle parking will be provided at the Library's main entrance (Adams Avenue). Zoning code requires three spaces; ten will be provided at the proposed facility. The proximity to schools (the nearest is an elementary school located across the street from the proposed site, and 90% of the schools are located within 2 miles of the site) will allow school children to walk or bicycle to the proposed library, reducing the need for parents to drive their children to the facility, and therefore decreasing the need for parking spaces. The existing and planned bicycle, pedestrian paths and crosswalks located in the area (and throughout the City) will provide safe passage to the facility for school children, older residents, and other community members.

### ***Visibility***

Describe how visible and prominent the public library building will be within the library service area.

As the focal point of the village-like Murrieta Town Square development, the City's proposed Library is an approachable and engaging building. The Library is adjacent to the park and amphitheater that comprise the "heart" of the square, and reinforces the symbolic and visual identification with the nearby City Hall and Police Department. A grand entry welcomes patrons with high views of the park, creating a visual connection to the Town Square's center. This attractive one story structure creates a comfortable and familiar atmosphere, linking the town of Murrieta, its people and its history.

Distinctive and well-located signage located at Town Square and throughout the City, will point the way to the library specifically. As the only public library in the City, the proposed library will complete the civic center complex and serve as the center for intellectual and cultural pursuits.

## ***Community Context & Planning***

Describe the proximity of the proposed site to other facilities and areas of the community, and how that proximity enhances the use of the library by the residents in the library service area. Describe the appropriateness of the proposed site including whether the proposed library project will contribute to the establishment, redevelopment, or revitalization of a community or downtown core, business district, or neighborhood. Describe how the proposed library is connected to other uses, including public use facilities, by a full range of transportation and pedestrian options.

In March of 2001, the City of Murrieta adopted the Historic Murrieta Specific Plan. The purpose of this Plan is to provide a clear vision for future development of Murrieta's historic downtown area. The Plan is a land use guide that establishes design guidelines and land uses for the area to insure that quality development takes place in an historic context. The Town Square/Library site is specifically identified in the Plan and is viewed as the key to revitalizing the area.

Town Square will include the Library, City Hall, the Police Station, a Fire Station, an Amphitheater, a restaurant, and commercial and office spaces. The Amphitheater will be used by the Library for cultural events and special programs. With its location in Town Square, those visiting the complex for other uses are likely to become library patrons as well. Civic pride in the concept of a new library is already demonstrated through support from local businesses. Introducing the Library to the Town Square enhances the development of downtown.

The library's central location and proximity to public schools will act as a magnet to school children and encourage patronage by the children's parents, which in turn will bring more residents into the Town Square area, potentially benefiting nearby businesses.

## ***Site Selection Process***

Describe the site selection process including community and planning department involvement, consultant assistance, as well as any other pertinent activities associated with determining the best site for the library project.

Numerous community meetings solicited public input, and noticed public hearings were conducted by the City of Murrieta Planning Commission and City Council. Through this process, the Town Square/Library site was chosen as the best location for a civic center complex. The blue ribbon committee met throughout the planning process to formulate an area-wide vision, discuss land use alternatives, and review development standards, design guidelines and implementation programs. The views, opinions and recommendations of the committee have been utilized during preparation of the Specific Plan to provide its overall vision and direction. The City's consultant, Urban Design Studios, developed the Historic Murrieta Specific Plan with feedback obtained through the public input process. The site was specifically purchased for development of the city's Town Square based on its accessibility to local freeway interchanges, its proximity to the historic downtown area, its accessibility to schools and many neighborhoods. Pedestrian and bicycle trails, along with ease of parking, add to the positive atmosphere of Town Square.

Bringing city agencies together in one location enhances the attractiveness and ease of doing business in Murrieta. The Library's environment will add an important facet to Town Square and be a focal point for the community.

## ***Site Selection Summary***

Describe why the proposed site was selected and why it is the best available location for the proposed public library project. If there are problems with the proposed site, are there mitigating circumstances that lessen the negative impact of the problem or problems? Describe any proposed design solutions that may moderate the site's drawbacks.

The new Murrieta City Library is part of an overall master plan development for the City of Murrieta called Murrieta Town Square as outlined in the Historic Murrieta Specific Plan. Murrieta Town Square includes an existing Police Department, a proposed City Hall, 6 pads slated for future Commercial/Retail development, and a Senior Center and Park/Amphitheater that are currently being designed. The Library site is bounded by a Senior Center on the south side, a future Retail establishment (restaurant, bank, etc.) on the north side, the Amphitheater/Park on the east side and Adams Avenue on the west side. An Elementary School is directly west from the Library site on the other side of Adams Avenue. The proposed site is currently vacant and has been rough graded but is otherwise undeveloped.

The site for the library was selected by City Council based on recommendations formulated through a public site selection process led by a Site Committee assisted by a facilitator. The Committee developed site selection criteria to be applied to 14 identified sites. In two workshops, the 70 community members reviewed sites and the site evaluation criteria: it accommodates the new library building program, provides adequate parking, maximizes site acquisition, and maximizes public benefit by encouraging library usage. The site also met the secondary criteria, such as excellent access to public transit, contributing to the revitalized downtown, compatibility with surrounding land use, easy circulation and traffic flow and a safe environment. The first phase of the project will develop a 24,951 square foot library. An expansion of an additional 15,000 square feet is available. A Garden of Verses, an exterior garden area, will be created until the actual building of the 15,000 square feet is possible.

The planning process for selection of the site began with a thorough review and evaluation of existing background information (e.g. General Plan). This was followed by an interview process that included the City Council, Planning Commission, residents, and key property/business owners in the Historic Murrieta area. These interviews provided a breadth of opinion, ideas, and issues about the Specific Plan area and helped give direction for subsequent studies and recommendations. In the early stages of the Specific Plan's preparation, two specialized studies were conducted: 1) a generalized infrastructure and traffic analysis, and 2) an economic evaluation of the historic Murrieta area. These studies provided background data and analysis used in formulating recommendations for the site.

Community input was also received at public workshops and hearings on the Specific Plan before the Planning Commission and City Council. On February 12, 1997, a workshop was held with the Planning Commission to review the Specific Plan and discuss its major components. On March 19th, 1997, a Planning Commission public hearing was held on the Specific Plan. A number of citizens were present to ask questions, provide comment, and seek clarification on Specific Plan provisions. The Planning Commission moved to recommend approval, with minor modifications. On April 15, 1997, the City Council held a public hearing to review the Specific Plan. Since most citizen concerns were addressed in the Planning Commissions hearing, fewer members of the public were present at this hearing. A few property owners sought to alter land uses recommended in the Specific Plan. Subsequent to receiving public input, the City Council moved to adopt the Specific Plan with specified modifications.

## Site Description

### Size

The total square footage of the library site should equal the square footage shown in 1 through 8 below:

#### All Projects (Except Multipurpose Buildings)

#### Square Footage

|  |   |            |
|--|---|------------|
| 1. Proposed Library Building Footprint <sup>1</sup>          | > | 24,951 SF  |
| 2. Proposed Library Surface Parking Lot                      | > | 27,776 SF  |
| 3. Proposed Library Parking Structure Footprint <sup>1</sup> | > | 0 SF       |
| 4. Future Library Building Expansion Footprint <sup>1</sup>  | > | 15,000 SF  |
| 5. Future Library Parking Expansion                          | > | 0 SF       |
| 6. Required Local Zoning Set-Backs                           | > | 4,000 SF   |
| 7. Desired Aesthetic Set-Backs & Amenities                   | > | 65,742 SF  |
| 8. Miscellaneous & Unusable Space                            | > | 0 SF       |
| 9. Total Square Footage of Library Project Site              | > | 137,469 SF |
| 10. Proposed Under-Building Parking                          | > | 0 SF       |

<sup>1</sup> "Footprint" means the square footage of surface area of the site that a building or structure occupies. For example, a single story 10,000 square foot building would have a 10,000 square foot footprint, but a two-story 10,000 square foot building with 5,000 square feet on each level would have a footprint of 5,000 square feet.

#### Multipurpose Building Projects Only

|  |   | <u>A</u><br>Library <sup>2</sup><br>Dedicated<br>SQ FT | <u>B</u><br>Library Portion<br>of Common<br>SQ FT | <u>C</u><br>Other <sup>3</sup><br>Common<br>SQ FT | <u>D</u><br>Other <sup>3</sup><br>Dedicated<br>SQ FT |
|--|---|--|---|---|--|
| 1. Proposed Building                                 | > | 0  | 0   | 0   | 0  |
| 2. Proposed Surface Parking Lot                      | > | 0  | 0   | 0   | 0  |
| 3. Proposed Parking Structure                        | > | 0  | 0   | 0   | 0  |
| 4. Future Building Expansion                         | > | 0  | 0   | 0   | 0  |
| 5. Future Parking Expansion                          | > | 0  | 0   | 0   | 0  |
| 6. Required Local Zoning Set-Backs                   | > | 0  | 0   | 0   | 0  |
| 7. Desired Aesthetic Set-Backs & Amenities           | > | 0  | 0   | 0   | 0  |
| 8. Miscellaneous & Unusable Space                    | > | 0  | 0   | 0   | 0  |
| 9. Total Square Footage of Multipurpose Project Site | > |  |   |   |  |
| 10. Proposed Under-Building Parking                  | > | 0  | 0   | 0   | 0  |

<sup>2</sup> Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).

<sup>3</sup> "Other" uses means any other space that does not provide for the delivery and support of public library direct services.



## Zoning

### Classification

1. What is the current zoning classification of the site? > VILLAGE PUBLIC / CIVIC INSTITUTIONAL

2. Will the site have to be rezoned to build the project?

Yes ☐ No ☒

### Variance or Waiver

3. Will a zoning variance or waiver be needed to build the project?

Yes ☐ No ☒

4. If so, list the date the variance or waiver has been or will be granted: >

\_\_\_\_\_  
(Date)

## Permits & Fees

### Permit & Fees Identification

Provide a list of any site permits or fees that have been or will need to be obtained:

|      | <u>Permit or Fee</u>                 | <u>Cost of Permit or Fee</u> | <u>Date Obtained or<br/>will be Obtained</u> |
|------|--------------------------------------|------------------------------|--|
| 5. > | <u>METROPOLITAN WATER DISTRICT</u>   | <u>\$ 9,066</u>              | <u>03/01/02</u>                              |
| 6. > | <u>GRADING PERMIT - ENCROACHMENT</u> | <u>\$ 4,800</u>              | <u>06/01/01</u>                              |
| 7. > | <u>BUILDING PERMIT</u>               | <u>\$ 3,500</u>              | <u>08/01/04</u>                              |
| 8. > | <u>BUILDING PLAN CHECK</u>           | <u>\$ 2,790</u>              | <u>04/15/04</u>                              |

## Drainage

9. Is the site in the 100-Year Flood Plain?

Yes ☐ No ☒

10. Do any watercourses that require control drain onto the site?

Yes ☐ No ☒

11. Do any watercourses that require control drain off the site?

Yes ☐ No ☒

12. Is the storm sewer system currently adequate to prevent localized flooding of the site?

Yes ☒ No ☐

Describe any necessary mitigation measures regarding drainage.

Line "E" drainage facility is presently under construction (2002) to mitigate any impact from localized flooding. Site is located out of the 100 Year FEMA Flood Plain, and need only mitigate the increased flows created by the project.

## ***California Environmental Quality Act (CEQA)***

### **CEQA Litigation**

Are there any unresolved legal actions pending against the project regarding CEQA compliance? If so, provide the case name, court number, and a brief explanation.

None.

### ***Energy Conservation***

Describe what measures (include building design, solar orientation, materials, mechanical systems, natural ambient lighting, etc.) are planned to reduce energy consumption and operating costs for the library.

The proposed library structure is oriented so that the building functions requiring more natural light are located on the north side of the building to receive natural light but not solar heat gain. Natural light is meant to supplement artificial light and reduce energy costs. The southern side of the structure has a limited amount of windows recessed in thick thermally insulated walls. Double glazed windows are to be used throughout the building. Operable clerestories are located on the north side of the shed roof to allow stack ventilation to naturally dissipate heat and regulate climate. Sunscreens and trellises are used to reduce solar gain. "Cool roof" technology is used on the flat roof areas to reduce heat gain. To encourage conservation of resources, recycling areas have been designated both inside and out. Trees shade parking areas and the building, reducing heat islands, glare, and building solar gain.

## Historic Buildings

### Historic Status

1. Was the existing building, if it is being renovated or expanded as part of the project, or any buildings on adjacent properties, built longer than 50 years ago?

Yes ☐ No ☒

Is the existing library building project, or any buildings on adjacent properties:

2. On the National Register of Historic Places?

Yes ☐ No ☒

3. A National Historic Landmark?

Yes ☐ No ☒

4. A National Monument?

Yes ☐ No ☒

5. On County or Municipal Historic Designation list?

Yes ☐ No ☒

6. On the California Register of Historical Resources list?

Yes ☐ No ☒

7. A California Historical Landmark?

Yes ☐ No ☒

8. A State Point of Historical Interest?

Yes ☐ No ☒

### Federal Compliance

9. Will this project utilize Federal funds or require a permit or license from a Federal Agency?

Yes ☐ No ☒

10. If yes, has the review process required by section 106 of the National Historic Preservation Act been completed?

Yes ☐ No ☐

If not, please explain.

N / A

**State Historic Preservation Office (SHPO)**

1. Has the State Historic Preservation Office been contacted regarding the project?

Yes ☐ No ☒

If yes, summarize any comments received from SHPO. Does the project meet the Secretary of the Interior's Standards for the Treatment of Historic Properties? Please explain.

**Local Historic Preservation Ordinance**

2. Is there a local historic preservation ordinance that applies to the proposed project site or any adjacent properties?

Yes ☐ No ☒

If yes, briefly specify any applicable requirements or restrictions, such as height limits, etc. Further, describe any ways that the proposed project's conceptual design plans are not substantially in compliance with the local historic preservation ordinance.

Geotechnical Report

Identify and summarize any special geologic conditions, including, but not limited to, compressible and expansive soils, tunnels and mine shafts, unstable slopes, active seismic zones, excessive ground water and areas prone to liquefaction. Indicate if these conditions will prevent the use or significantly increase the cost of developing the site for a public library building.

Although there is an identified fault on the site (Elsinore), all required set-backs per Uniform Codes (100 feet) have been maintained for this proposed site. The soil subject to liquefaction has been removed and recompacted. As recommended in the Supplemental Geotechnical Investigation report prepared by the City's geotechnical consultant GeoSoils, Inc. of Murrieta (dated May 12, 2000), the site was excavated to depths of at least 5 feet and the soils were recompacted as directed by the soils engineer. The site was continuously inspected during the excavation and recompacting efforts and GeoSoils, Inc. submitted a compaction report of rough grading dated September 29, 2000 indicating that all efforts were performed successfully. Shallow groundwater can be found at +/- 12 feet; as such, adequate drainage systems and low irrigation systems are recommended. Recommendations for foundation design are standard for low to medium compressible/expansive soils.

According to GeoSoils, Inc. (September 29, 2000), the site and its condition will not impact nor increase the development costs of this project.

Demolition

Describe any necessary demolition of structures and the associated costs involved with the site.

(If no demolition, indicate by "N/A")

|      | Structure(s) to be Demolished | Demolition Cost Estimate |
|------|-------------------------------|--------------------------|
| 1. > | N / A                         | \$ 0                     |
| 2. > | N / A                         | \$ 0                     |
| 3. > | N / A                         | \$ 0                     |
| 4. > | N / A                         | \$ 0                     |
| 5. > | N / A                         | \$ 0                     |
| 6. > | N / A                         | \$ 0                     |
|      | Total Demolition:             | > \$                     |

## Utilities

Describe availability of utilities and associated costs if any utilities are not currently located within 100 feet of a property line of the site.

| <u>Utility</u>       | <u>Availability</u>   | <u>Cost to bring Service to Site (Ineligible)</u> |
|----------------------|---|---|
| 1. Electricity       | Yes <input checked="" type="radio"/> No <input type="radio"/> | > \$ 0  |
| 2. Fiber Optic Cable | Yes <input checked="" type="radio"/> No <input type="radio"/> | > \$ 0  |
| 3. Telephone         | Yes <input checked="" type="radio"/> No <input type="radio"/> | > \$ 0  |
| 4. Gas               | Yes <input checked="" type="radio"/> No <input type="radio"/> | > \$ 0  |
| 5. Cable TV          | Yes <input checked="" type="radio"/> No <input type="radio"/> | > \$ 0  |
| 6. Storm Sewer       | Yes <input checked="" type="radio"/> No <input type="radio"/> | > \$ 0  |
| 7. Sanitary Sewer    | Yes <input checked="" type="radio"/> No <input type="radio"/> | > \$ 0  |
| 8. Water             | Yes <input checked="" type="radio"/> No <input type="radio"/> | > \$ 0  |

## Site Development

(All off-site costs beyond 100 foot utility tie-ins are local ineligible expenses, but shall be identified and included in the budget estimate under ineligible site development costs.)

| <u>Site Development Costs</u>                      | <u>Eligible</u> | <u>Ineligible</u> |
|--|-----------------|-------------------|
| 1. Utilities.....                                  | > \$ 100,000    | \$ 0              |
| 2. Cut, Fill & Rough Grading.....                  | > \$ 155,000    | \$ 0              |
| 3. Special Foundation Support (pilings, etc.)..... | > \$ 0          | \$ 0              |
| 4. Paving, curbs, gutters & sidewalks.....         | > \$ 469,000    | \$ 0              |
| 5. Retaining Walls.....                            | > \$ 0          | \$ 0              |
| 6. Landscaping.....                                | > \$ 231,000    | \$ 0              |
| 7. Signage.....                                    | > \$ 26,000     | \$ 0              |
| 8. Lighting.....                                   | > \$ 46,000     | \$ 0              |
| 9. Removal of underground tanks.....               | > \$ 0          | \$ 0              |
| 10. Removal of toxic materials.....                | > \$ 0          | \$ 0              |
| 11. Rock removal.....                              | > \$ 0          | \$ 0              |
| 12. Traffic signals.....                           | > \$ 0          | \$ 0              |
| 13. Other (Specify): _____                         | > \$ 0          | \$ 0              |
| 14. Other (Specify): _____                         | > \$ 0          | \$ 0              |
| 15. TOTAL SITE DEVELOPMENT COSTS:.....             | > \$ 1,027,000  | \$                |

# FINANCIAL INFORMATION

## Normal Public Construction Costs in the Applicant's Area

*For projects with new construction only (i.e., constructing a totally new library building or the expansion to an existing building)*

### Construction Cost Index Approach:

To justify the eligible projected construction cost estimate for new construction, applicants shall complete the following:

#### 1) January 2002 current costs per square foot:

A. For new facilities: \$202 /SF

B. For square footage added to an existing building, i.e. "expansions": \$238 /SF

*Multiply the appropriate County Locality adjustment Factor (2B) by the appropriate new cost per square foot figure (2C) (See section 20436 (c) (1) to obtain the "Locally Adjusted Construction Cost per Square Foot" figure (2D):*

|                |                        |                 |                        |      |   |             |                    |                   |            |
|----------------|------------------------|-----------------|------------------------|------|---|-------------|--------------------|-------------------|------------|
| 2)A. County: > | RIVERSIDE              | County Locality | B. Adjustment Factor:> | 0.99 | X | Appropriate | C. New Cost/SF:>   | \$ 202 /SF = D. > | \$ 200 /SF |
|                | Name of Project County |                 |                        |      |   |             | (Select: 1A or 1B) |                   |            |
| [Example:      | Solano                 |                 |                        | 1.07 | X |             | \$ 202 /SF =       | \$ 216 /SF]       |            |

3) A. Locally Adjusted Construction Cost Per Square Foot: > \$ 200 /SF  
(Re-enter Line 2D)

The "Locally Adjusted Construction Cost per Square Foot" (3A) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

*Multiply the number of months (4A) times .002 (1/5%) to get an inflation factor (4B). Multiply the inflation factor (4B) times the "Locally adjusted Construction Cost per Square Foot" figure (4C) to get an "Additional Cost per Square Foot" figure (4D)*

|              |             |        |          |           |              |      |   |                  |                          |              |                  |      |           |
|--------------|-------------|--------|----------|-----------|--------------|------|---|------------------|--------------------------|--------------|------------------|------|-----------|
| 4) A. Number | of Months:> | 33     | X .002 = | Inflation | B. Factor: > | .066 | X | Locally Adjusted | C. Construction \$/SF: > | \$ 200 /SF = | Additional \$/SF | D. > | \$ 13 /SF |
|              |             | (1/5%) |          |           |              |      |   |                  | (Re-enter 3A)            |              |                  |      |           |
| [Example     |             | 14     | X .002 = |           |              | .028 | X |                  | \$ 216 /SF =             |              |                  |      | \$ 6 /SF] |

*Add the resulting "Additional Cost per Square Foot" figure (5A) to the "Locally Adjusted Construction Cost per Square Foot" figure (5B) to get the "Eligible Projected Construction Cost per Square Foot" figure (5C):*

|                  |               |             |                  |                          |              |                    |                          |             |
|------------------|---------------|-------------|------------------|--------------------------|--------------|--------------------|--------------------------|-------------|
| 5) A. Additional | Cost/SF: >    | \$ 13 /SF + | Locally Adjusted | B. Construction \$/SF: > | \$ 200 /SF = | Eligible Projected | C. Construction \$/SF: > | \$ 213 /SF  |
|                  | (Re-enter 4D) |             |                  | (Re-enter 4C)            |              |                    |                          |             |
| [Example         |               | \$ 6 /SF +  |                  | \$ 216 /SF =             |              |                    |                          | \$ 222 /SF] |

The total "Eligible Projected Construction Cost" for the project is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (5C) by the total number of square feet of new construction:

6) The Eligible Projected Construction \$/SF: > \$ 213 /SF  
Multiplied By (Re-enter 5C)

7) The Square Footage of New Construction: > 24,951 SF  
Equals

8) The Eligible Projected Construction Cost: > \$ 5,310,000

If the projected construction cost estimated by the project architect is lower than the figure in Line 8, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

9) Eligible Contingency: (10% of Line 8) > \$ 531,000

## Comparable Public Construction Approach:

As an alternate to the Construction Cost Index approach to estimating normal construction costs in the applicant's area, the applicant may employ a local public construction cost comparison approach to calculate the Eligible Projected Construction Cost figure. [See section 20436 (c) (3)]. List a minimum of three comparable public construction projects that have been bid within the applicant's County within three years of the Board's deadline for application.

Comparable public construction projects are public libraries, community colleges, post offices, museums, courthouses, city halls, auditoriums, convention centers, civic centers, senior citizens centers, public schools, and recreation centers.

The costs listed shall be for construction of the building only and exclusive of any site acquisition, demolition, development, utilities, or landscaping; surface and under building parking; works of art; shelving; furniture; built-in service desks, counters, workstations, or other casework; movable equipment; or architectural and engineering fees.

|          | Project | Date Bid | Construction Cost/SF | Example:   |
|----------|---------|----------|----------------------|------------|
| A. >     | N / A   |          | \$ /SF               | \$ 230 /SF |
| B. >     | N / A   |          | \$ /SF               | \$ 210 /SF |
| C. >     | N / A   |          | \$ /SF               | \$ 220 /SF |
| D. >     | N / A   |          | \$ /SF               | /SF        |
| E. TOTAL |         |          | > \$ /SF             | \$ 660 /SF |

10) Locally Determined Comparable Cost per Square Foot (\$/SF):

> \$ /SF Divided by > = > \$ 0 /SF  
 Re-enter Line E # of Projects Locally Determined Comparable Cost per Square Foot

[Example \$ 660 /SF Divided By 3 = \$ 220 /SF]

The "Locally Determined Comparable Cost per Square Foot" (10) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

Multiply the number of Months (11A) times .002 (1/5%) to get an inflation factor (11B). Multiply the inflation factor (11B) times the "Locally Determined Comparable Cost per Square Foot" figure (11C) to get the "Additional Cost per Square Foot" figure (11D):

|                                |                |  |
|--------------------------------|----------------|--|
| Number                         | Inflation      | Locally Determined                         |
| 11) A. of Months: > 0 X .002 = | B. Factor: > X | C. Comparable \$/SF: > 0 /SF = D. > \$ /SF |
| (1/5%)                         |                | (Re-enter 10)                              |
| [Example 14 X .002 =           | .028 X         | \$ 220 /SF = \$ 6 /SF]                     |

Adding the resulting "Additional Cost per Square Foot" figure (12A) to the "Locally Determined Construction Cost per Square Foot" figure (12B) gives the "Eligible Projected Construction Cost per Square Foot" figure (12C):

|                            |                                  |                                 |
|----------------------------|----------------------------------|---------------------------------|
| Additional                 | Locally Determined               | Eligible Projected              |
| 12) A. Cost/SF: > \$ /SF + | B. Construction \$/SF: > 0 /SF = | C. Construction \$/SF: > \$ /SF |
| (Re-enter 11D)             | (Re-enter 11C)                   |                                 |
| [Example \$ 6 /SF +        | \$ 220 /SF =                     | \$ 226 /SF]                     |

The "Eligible Projected Construction Cost" is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (12C) times the square footage of new construction:

|  |                |
|--|----------------|
| 13) The Eligible Projected Construction \$/SF: | > \$ /SF       |
| Multiplied By                                  | (Re-enter 12C) |
| 14) The Square Footage of New Construction:    | > 0 SF         |
| Equals   |                |
| 15) The Eligible Projected Construction Cost:  | > \$           |

If the projected construction cost estimated by the project architect is lower than the figure in Line 15, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

16) Eligible Contingency: (10% of Line 15) > \$



**Library Project Budget** (All projects except Multipurpose Projects)

If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank provided.

|     |  | <u>Eligible</u>     | <u>Ineligible</u> |
|-----|--|---------------------|-------------------|
| 1)  | New Construction..... >  | \$ 4,867,000        | \$ 0              |
| 2)  | Remodeling Construction..... >   | \$ 0                | \$ 0              |
| 3)  | Contingency..... >   | \$ 486,700          | \$ 0              |
| 4)  | Appraised Value of Building..... >                                     | \$ 0                | \$ 0              |
| 5)  | Appraised Value of Land..... >   | \$ 1,190,000        | \$ 0              |
| 6)  | Site Development..... >  | \$ 1,027,000        | \$ 0              |
| 7)  | Site Demolition..... >   | \$ 0                | \$ 0              |
| 8)  | Site Permits & Fees..... >   | \$ 20,156           | \$ 0              |
| 9)  | Site Option to Purchase Agreement..... >                               | \$ 0                | \$ 0              |
| 10) | Furnishings & Equipment Costs..... >                                   | \$ 845,280          | \$ 0              |
| 11) | Signage..... >   | \$ 25,000           | \$ 0              |
| 12) | Architectural & Engineering Costs..... >                               | \$ 608,000          | \$ 0              |
| 13) | Construction Cost Estimator Fees..... >                                | \$ 62,000           | \$ 0              |
| 14) | Interior Designer Fees..... >  | \$ 0                | \$ 0              |
| 15) | Geotechnical/Geohazard Reports..... >                                  | \$ 15,000           | \$ 0              |
| 16) | Hazardous Materials Consultant Fees..... >                             | \$ 0                | \$ 0              |
| 17) | Energy Audit, Structural Engineering, Feasibility & ADA Studies..... > | \$ 0                | \$ 0              |
| 18) | Library Consultant Fee..... >  | \$ 0                | \$ 0              |
| 19) | Construction Project Management..... >                                 | \$ 292,020          | \$ 0              |
| 20) | Other Professional Fees..... >   | \$ 2,500            | \$ 0              |
| 21) | Local Project Administration Costs..... >                              | \$ 365,000          | \$ 0              |
| 22) | Works of Art..... >  | \$ 0                | \$ 0              |
| 23) | Relocation Costs & Moving Costs..... >                                 | \$ 0                | \$ 0              |
| 24) | Acquisition of Library Materials..... >                                | \$ 0                | \$ 250,000        |
| 25) | Other (Specify): _____ >   | \$ 0                | \$ 0              |
| 26) | Other (Specify): _____ >   | \$ 0                | \$ 0              |
| 27) | Other (Specify): _____ >   | \$ 0                | \$ 0              |
| 28) | <b>TOTAL PROJECT COSTS:</b> ..... >                                    | <b>\$ 9,805,656</b> | <b>\$ 250,000</b> |

**Sources of Project Revenue** (All projects except Multipurpose Projects)

|     |  |   |    |           |
|-----|--|---|----|-----------|
| 29) | State Matching Funds (65% of Line 28 <sup>1</sup> Eligible Costs)..... | > | \$ | 6,373,676 |
| 30) | Local Matching Funds (Line 28 Eligible Costs minus Line 29).....       | > | \$ | 3,431,980 |

[Must also equal the total of Lines 31 - 35]

**Sources of Local Matching Funds:**

|     |  |   |    |            |
|-----|--|---|----|------------|
| 31) | City.....  | > | \$ | 3,278,566  |
| 32) | County.....  | > | \$ | 0          |
| 33) | Special District.....  | > | \$ | 0          |
| 34) | Private.....   | > | \$ | 0          |
| 35) | Other (Specify): <b>LIBRARY BUILDING FUND</b> .....          | > | \$ | 153,414    |
| 36) | Local Credits [Land <sup>2</sup> and A&E Fees].....          | > | \$ | 1,317,400  |
| 37) | Adjusted Local Match [Line 30 minus Line 36].....            | > | \$ | 2,114,580  |
| 38) | Supplemental Local Funds [Same as Line 28 ineligible].....   | > | \$ | 250,000    |
| 39) | <b>TOTAL PROJECT INCOME:</b> [Add Lines 29, 30, and 38]..... | > | \$ | 10,055,656 |

<sup>1</sup> Up to a maximum of \$20,000,000

<sup>2</sup> Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]

**Projected Library Operating Budget**

(New Public Libraries, including Conversion Projects except Multipurpose Projects)

| <u>EXPENDITURES</u>  |   | <u>INITIAL<br/>START-UP<br/>EXPENSES</u> | <u>ANNUAL EXPENSES</u> |
|--|---|--|------------------------|
| 1. Salaries/Benefits   | > | \$ 725,000                               | \$ 825,000             |
| 2. Facilities Costs  | > | \$ 160,000                               | \$ 160,000             |
| Insurance  |   |  |                        |
| Maintenance [Including Custodial, Trash, Landscaping, etc.]  |   |  |                        |
| Security   |   |  |                        |
| Utilities  |   |  |                        |
| Other (Specify): _____                                       |   |  |                        |
| 3. Equipment & Supplies Costs                                | > | \$ 110,000                               | \$ 50,000              |
| Equipment  |   |  |                        |
| Supplies   |   |  |                        |
| 4. Materials   | > | \$ 250,000                               | \$ 106,100             |
| Books, AV, Magazines, & Newspapers                           |   |  |                        |
| Electronic Services & Subscriptions                          |   |  |                        |
| Other Formats  |   |  |                        |
| 5. Other Allocations (As applicable to the proposed project) | > | \$ 100,000                               | \$ 135,000             |
| Administrative/Business Office                               |   |  |                        |
| Branch Operations  |   |  |                        |
| Circulation Services   |   |  |                        |
| Facilities & Capital Coordination                            |   |  |                        |
| Program Planning   |   |  |                        |
| Technical Services   |   |  |                        |
| Other (Specify): _____                                       |   |  |                        |
| 6. Miscellaneous (Other)                                     | > | \$ 75,000                                | \$ 0                   |
| 7. TOTAL EXPENDITURES:                                       | > | \$ 1,420,000                             | \$ 1,276,100           |

# Multipurpose Project Budget (With Library Project Budget) (Multipurpose Projects Only)

If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank space provided.

| Line Items:   | A<br>Library <sup>1</sup><br>Dedicated<br>Eligible | B<br>Library Portion<br>of Common<br>Eligible | C<br>Library<br>Total<br>Eligible | D<br>Library<br>Total<br>Ineligible | E<br>Other <sup>2</sup><br>Total<br>Ineligible |
|---|--|---|-----------------------------------|-------------------------------------|--|
| 1. New Construction   | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 2. Remodeling Construction  | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 3. Contingency  | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 4. Appraised Value of Building  | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 5. Appraised Value of Land  | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 6. Site Development   | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 7. Site Demolition  | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 8. Site Permits & Fees  | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 9. Site Option Agreement  | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 10. Furnishings & Equipment Costs                                       | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 11. Signage   | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 12. Architectural & Engineering Fees                                    | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 13. Construction Cost Estimator Fees                                    | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 14. Interior Designer Fees  | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 15. Geotechnical/Geohazard Reports                                      | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 16. Hazardous Materials Consultant Fees                                 | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 17. Energy Audit, Structural, ADA, &<br>Engineering Feasibility Studies | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 18. Library Consultant Fees   | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 19. Construction/Project Management                                     | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 20. Other Professional Fees   | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 21. Local Project Administration Costs                                  | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 22. Works of Art  | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 23. Relocation Costs & Moving Costs                                     | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 24. Acquisition of Library Materials                                    | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 25. Other (Specify): _____  | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |
| 26. Total Project Costs:  | \$ 0   | \$ 0  | \$ 0                              | \$ 0                                | \$ 0   |

<sup>1</sup> Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).

<sup>2</sup> "Other" uses means any other space that does not provide for the delivery and support of public library direct services.

**Sources of Multipurpose Project Revenue (Multipurpose Projects Only)**

|     |   |   |    |  |
|-----|---|---|----|--|
| 27. | State Matching Funds (65% of Line 26 total eligible costs <sup>1</sup> )..... | > | \$ |  |
| 28. | Local Matching Funds.....   | > | \$ |  |

[Column C, Line 26 minus Line 27. Must also equal the total of Lines 29 -33.]

**Sources of Local Matching Funds:**

|     |  |   |           |   |
|-----|--|---|-----------|---|
| 29. | City.....  | > | \$        | 0 |
| 30. | County.....  | > | \$        | 0 |
| 31. | Special District.....  | > | \$        | 0 |
| 32. | Private.....   | > | \$        | 0 |
| 33. | Other (Specify): .....   | > | \$        | 0 |
| 34. | Local Credits [Land <sup>2</sup> and A&E Fees].....  | > | \$        | 0 |
| 35. | Adjusted Local Match (Line 28 minus Line 34).....  | > | \$        |   |
| 36. | Supplemental Local Funds (Same as Line 26 Library (D) and Other (E) Total Ineligible)..... | > | \$        |   |
| 37. | <b>TOTAL PROJECT INCOME: (Add Lines 27, 28 and 36).....</b>                                | > | <b>\$</b> |   |

<sup>1</sup> Up to a maximum of \$20,000,000

<sup>2</sup> Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]

**Projected Library Operating Budget (Multipurpose New Construction and Conversion Projects Only)**

| <u>EXPENDITURES</u>  |   | <u>INITIAL<br/>START-UP<br/>EXPENSES</u> | <u>ANNUAL<br/>EXPENSES</u> |
|--|---|--|----------------------------|
| 1. Salaries/Benefits   | > | \$ 0                                     | \$                         |
| 2. Facilities Costs  | > | \$ 0                                     | \$                         |
| Insurance  |   |  |                            |
| Maintenance [Including Custodial, Trash, Landscaping, etc.]  |   |  |                            |
| Security   |   |  |                            |
| Utilities  |   |  |                            |
| Other (Specify): .....                                       |   |  |                            |
| 3. Equipment & Supplies Costs                                | > | \$ 0                                     | \$                         |
| Equipment  |   |  |                            |
| Supplies   |   |  |                            |
| 4. Materials   | > | \$ 0                                     | \$                         |
| Books, AV, Magazines, & Newspapers                           |   |  |                            |
| Electronic Services & Subscriptions                          |   |  |                            |
| Other Formats  |   |  |                            |
| 5. Other Allocations (As applicable to the proposed project) | > | \$ 0                                     | \$                         |
| Administrative/Business Office                               |   |  |                            |
| Branch Operations  |   |  |                            |
| Circulation Services   |   |  |                            |
| Facilities & Capital Coordination                            |   |  |                            |
| Program Planning   |   |  |                            |
| Technical Services   |   |  |                            |
| Other (Specify): .....                                       |   |  |                            |
| 6. Miscellaneous (Other)                                     | > | \$ 0                                     | \$                         |
| 7. TOTAL EXPENDITURES:                                       | > | \$                                       | \$                         |

## ***Financial Capacity (New Construction and Conversion Projects Only)***

Applicants with new public library projects shall describe their financial capacity to open and maintain operation of the proposed library including anticipated revenue sources for library operations support.

Fiscal stability is an important factor to any City. It is Council's responsibility to plan to provide for the continuation of services in the event of natural or fiscal emergency. The Council has taken a conservative approach in adopting annual operating budgets. Budgets are always balanced, and operating revenues must meet or exceed operating expenditures.

Realizing that city revenues are not stable and are dependent upon national, state and local economic trends, the City of Murrieta found it prudent to develop a "Financial Adversity Policy" to address any downturns that would affect the city revenues. The Policy establishes key financial standards for the City including: Contingency Reserves (set at 35% of operating expenditures), requires that the Council be updated on a Quarterly Basis, establishes a 5-Year Cash Flow Projection, and supports the move from an operating budget to a program budget whereby expenditures are categorized by programs rather than departments.

The City has established a self-funded library jurisdiction with a budget for fiscal year 2002 / 2003 totaling \$765,450.00. Revenue sources include property taxes, interest income and intergovernmental (State and PLF) funds. A revenue enhancement program to collect passport fees should total approximately \$50,000.00 or more per year. Miscellaneous income includes fines, photocopies and fees. Sources of donations will be pursued to enhance the budget. The library budget is projected to increase by three percent (3 %) each year as the population grows to the 2020 estimate of 92,000.

## **PROJECT TIMETABLE**

**Provide the timetable for the proposed project.**

Show estimated dates of completion for future activities, as well as actual dates for activities already completed.

| <u>ACTIVITY</u>   |   | <u>DATE</u> |
|---|---|-------------|
| 1. Planning and Land Use Permits Obtained (If Applicable)           | > | 11/13/01    |
| 2. Site Acquired (Obtain Possession by Purchase, Donation or Lease) | > | 11/23/99    |
| 3. Schematic Plans Completion                                       | > | 11/01/03    |
| 4. Design Development Plans Completion                              | > | 01/15/04    |
| 5. Working Drawings (90%) Completion                                | > | 04/15/04    |
| 6. Construction Documents Completion                                | > | 05/15/04    |
| 7. Project Advertised for Bids                                      | > | 06/01/04    |
| 8. Start of Construction  | > | 08/01/04    |
| 9. Estimated Mid-Point of Construction                              | > | 02/01/05    |
| 10. Completion of Construction                                      | > | 08/01/05    |
| 11. Opening of Library Building to the Public                       | > | 11/01/05    |
| 12. Final Fiscal & Program Compliance Review Completed              | > | 04/01/07    |

# APPLICATION CERTIFICATION

## SIGNATURES

The parties below attest to and certify the accuracy and truthfulness of the application for California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000 funds. If the application is successful, the applicant agrees to execute the project on the basis of the application data provided herein including all supporting documents.

### AUTHORIZED OFFICIAL OF THE APPLICANT JURISDICTION

Signature of Mayor, Chairperson of Board of Supervisors, or Head of District, authorized to make application for the local jurisdiction.

> \_\_\_\_\_  
Signature

> March 18, 2003  
Date

> RICHARD D. OSTLING  
Name (type)

> MAYOR  
Title (type)

### LIBRARY DIRECTOR OF THE OPERATING LIBRARY JURISDICTION

I hereby affirm that the library jurisdiction, for which I am the administrative agent, approves of the application and will operate the facility as a public library after its completion.

> \_\_\_\_\_  
Signature

> March 18, 2003  
Date

> DIANE R. SATCHWELL  
Name (type)

> CITY LIBRARIAN  
Title (type)

- ***SUBMIT COMPLETED APPLICATION FORM AND SUPPORTING DOCUMENTS ACCORDING TO INSTRUCTIONS IN SECTION 20440***

- ***MAIL APPLICATION AND SUPPORTING DOCUMENTS TO:***

*Bond Act Fiscal Officer  
Office of Library Construction  
1029 J Street, Suite 400  
Sacramento, CA 95814-2825*